

UNOFFICIAL COPY

TRUSTEE'S DEED

Doc# 2407220206 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/12/2024 11:30 AM Pg: 1 of 3

Dec ID 20240201635456

ST/Co Stamp 1-569-983-024 ST Tax \$355.00 CO Tax \$177.50

This indenture made this 21th day of February, 2024 between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as **Successor Trustee**, under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 13th day of September, 1974 and known as Trust Number **7140** party of the first part, and

Laura E. Perez, a widow
party of the second part

Reserved for Recorder's Office

whose address is :
1400 S. Wayside
Villa Park, IL 60181

WITNESSETH, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in COOK County, Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Property Address: 10225 W. Fullerton, Melrose Park, IL 60164

Permanent Tax Number: 12-33-101-014

unincorporated

**FIRST AMERICAN TITLE
FILE # AF1040836**

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoove forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.

CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid



By: *[Signature]*
Mariana Vaca -Assistant Vice President

State of Illinois
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 21st day of February, 2024



[Signature]
NOTARY PUBLIC

This instrument was prepared by:
Mariana Vaca
CHICAGO TITLE LAND TRUST COMPANY
15255 South 94th Ave 5th Floor
Orland Park, IL 60462

AFTER RECORDING, PLEASE MAIL TO:

Laura E. Perez
10225 W. Fullerton Avenue
Melrose Park, IL 60164

SEND SUBSEQUENT TAX BILLS TO:

Laura E. Perez
10225 W. Fullerton Avenue
Melrose Park, IL 60164

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: THE NORTH 1/2 OF LOT 59 IN FREDERICK H. BARTLETT'S FULLERTON AVENUE FARMS, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE EAST 20 ACRES THEREOF, AND ALSO EXCEPT THE EAST 3 ACRES OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4) OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 12-33-101-014-0000

Property Address: 10225 W Fullerton Ave, Melrose Park, Illinois 60164

Property of Cook County Clerk's Office